

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 20, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Brent Marshall

Jewel Allen

Jeff Hutchins, participated on Zoom

Darrin Rowberry

Scott Stice

Krista Sparks

Appointed Officers and Employees Present:

Christine Webb, City Recorder

Brett Coombs, City Attorney

Jacob Enslen, Police Chief

Rob Critchlow, Fire Chief

Corinna Mathis, Deputy Recorder

Citizens and Guests Present:

Anthon Stauffer

Susan Johnsen

Joe

Hutch11

Guy Haskell

Howard Schmidt

Josh Romney

Krista Hutchins

Mayor Marshall asked Attorney Coombs to lead the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

- a. **Annexation Petition filed by RG IV, LLC for approximately 900 acres located on the eastern boundary of Grantsville City's corporate limits.**

Mayor Marshall inquired if any comments were received. Mrs. Webb answered there was a request for the map and she provided it. No other emails were received regarding the public hearing.

2. Public Comments.

Mayor Marshall asked if any public comments were received. Mrs. Webb answered no, there were no comments received.

3. Summary Action Items.

- a. Approval of Minutes from the May 6, 2020 City Council Work Meeting and the May 6, 2020 City Council Work Meeting.
- b. Approval of Bills for the amount of \$158,354.74.

Motion: Councilwoman Allen made a motion to approve the summary action items.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

4. Consideration of Resolution 2020-27 approving the development agreement for Desert Highlands.

Guy Haskell was present on Zoom. Mayor Marshall asked if Mr. Haskell was agreeable to the development agreement. Mr. Haskell answered that he was. He stated that he had the original signed and notarized document. Mr. Coombs requested that he bring it to City Hall for the City to sign it.

Mayor Marshall reported he had one concern and that was the oil separator had not been installed. Mr. Haskell clarified that it was in Phase 1. He stated he had received more information on it earlier in the day because he was not sure exactly what it was. Mayor Marshall commented that he was reluctant to sign off on Phase 2 even if the Council votes to approve it until the oil separator is installed. Mr. Haskell asked if the oil separator is the same thing as a snout. Mayor Marshall answered no, it is not. Mr. Haskell stated he was still confused as to what the oil separator is. He added that he is happy to do whatever it is that he needs to do, but he needs clarification. Mayor Marshall stated Darrin Hawkins is our engineer from Aqua and he should be present on the DRC Meeting tomorrow. He said Mr. Haskell could have discussion with him at that time.

Motion: Councilman Stice made a motion to approve Resolution 2020-27 approving the development agreement for Desert Highlands.

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilwoman Allen asked for clarification on the name of the subdivision, “Deseret” or “Desert”. Mr. Haskell explained the first phase was called Deseret Highlands and a lot of people did not understand what Deseret was. He changed the remaining phases and had it

recorded as The Highlands. He stated the development agreement calls it The Highlands. Mayor Marshall confirmed that we will need to scratch Deseret and the development agreement will be for Phases 2 – 6.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

5. Consideration of Resolution 2020-28 approving a final plat for Desert Highlands Investments, LLC and Guy Haskell on the Highlands Subdivision Phase 2 at approximately 750 North Highway 138 consisting of twenty-six (26) lots in the RM-7 zone.

Mayor Marshall asked if the final plat was for the Highlands Investments, LLC. Mr. Haskell answered that is the current owner, but when he records it and develops it, it is done under Upwell Development Highlands. He stated that is what it says in the development agreement as well.

Motion: Councilwoman Sparks made a motion to approve Resolution 2020-28 approving a final plat with the caveat that they must install the oil separator before beginning Phase 2.

Second: Councilman Stice seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

6. Consideration of Ordinance 2020-12 annexing approximately 900 acres of real property located on the eastern boundary of Grantsville City’s corporate limits into Grantsville City.

Anthon Stauffer and Josh Romney were present on Zoom. Mr. Romney stated they are thrilled to be working with Grantsville City. The City Council has been wonderful to work with; they are grateful to be in Tooele County. He commented that the opportunity is a huge benefit to them and the citizens of the entire valley and particularly Grantsville. He felt this will provide an economic benefit to the area.

Councilwoman Allen inquired if this was the property that Tooele City commented on. Mr. Coombs answered that was a comment on the Annexation Policy Plan which will be on the June 3rd City Council agenda for approval.

Motion: Councilwoman Sparks made a motion to approve Ordinance 2020-12 annexing approximately 900 acres of real property located on the eastern boundary of Grantsville City’s corporate limits into Grantsville City.

Second: Councilwoman Allen seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

7. Consideration of Resolution 2020-32 approving a development agreement for Cherry Grove Subdivision, Phase D-2 in the R-1-21 zone.

Howard Schmidt was present on Zoom. Mayor Marshall reported they have agreed to the development agreement. Mr. Coombs explained there will be one addendum and it addresses that this particular phase has thirty-five (35) lots. Our Code typically only allows twenty-five (25). The addendum will say they are allowed to have thirty-five (35) lots.

Motion: Councilman Stice made a motion to approve Resolution 2020-32 approving a development agreement for Cherry Grove Subdivision, Phase D-2 in the R-1-21 zone.

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

8. Consideration of Resolution 2020-33 approving the final plat for CG Tooee, LLC and Howard Schmidt for Cherry Grove Subdivision Phase D-2, which contains thirty-five (35) lots in the R-1-21 zone.

Councilwoman Sparks stated it looked like the issues from Planning and Zoning had been addressed. Councilman Stice commented he drives through the new developments weekly and he is impressed. He stated they took something that he thought there was no way they could build houses on and the place looks pretty good. Councilman Hutchins inquired about open space. Councilman Stice believed this subdivision was approved prior to the general plan update. Mayor Marshall pointed out this was a project that was started before the open space requirement.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-33 approving the final plat for CG Tooee, LLC and Howard Schmidt for Cherry Grove Subdivision Phase D-2, which contains thirty-five (35) lots in the R-1-21 zone.

Second: Councilwoman Sparks seconded the motion.

Approved

Vote: The vote was as follows: Councilman Rowberry, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

9. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 7:17 p.m.